098.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	987,600 / 987,600
					USE VALUE:	987,600 / 987,600
					ASSESSED:	987,600 / 987,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILIBOSIAN AUDREY J	
Owner 2:		
Owner 3:		
Street 1:	23 BRADLEY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1980, having primarily Clapboard Exterior and 2743 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	490,800	1,200	495,600	987,600
Total Card	0.220	490,800	1,200	495,600	987,600
Total Parcel	0.220	490,800	1,200	495,600	987,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.98 | /Parcel: 359.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 63932
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

!7969!

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,700	1200	9,600.	495,600	988,500	988,500	Year End Roll	12/18/2019
2019	101	FV	373,900	1200	9,600.	495,600	870,700	870,700	Year End Roll	1/3/2019
2018	101	FV	373,900	1200	9,600.	424,800	799,900	799,900	Year End Roll	12/20/2017
2017	101	FV	373,900	1200	9,600.	396,500	771,600	771,600	Year End Roll	1/3/2017
2016	101	FV	373,900	1200	9,600.	339,800	714,900	714,900	Year End	1/4/2016
2015	101	FV	366,600	1200	9,600.	304,400	672,200	672,200	Year End Roll	12/11/2014
2014	101	FV	366,600	1200	9,600.	281,800	649,600	649,600	Year End Roll	12/16/2013
2013	101	FV	366,600	1200	9,600.	268,700	636,500	636,500		12/13/2012

PRINT

Date	Time
12/10/20	22:33:54

LAST REV

Date	Time
12/08/20	10:26:16

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7969

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13526-467		8/1/1978		97,500	No	No		Jacob Pilibosian dod 7/22/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2002	883	Re-Roof	5,000					
4/22/1992	144		6,000					PORCH & DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
6/9/2009	Entry Denied	189	PATRIOT
4/14/2000	Inspected	197	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/20/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	1998
LandReason:	CM
BldReason:	Add
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	4									495,600						495,600	

Total AC/HA:	0.22039	Total SF/SM:	9600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 495,600	Spl Credit		Total: 495,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	19 - Texture 111	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	1 - Plywood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16597044
Const Adj.:	0.95616001
Adj $ / SQ:	150.505
Other Features:	123962
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572679
Depreciation:	81893
Depreciated Total:	490785

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

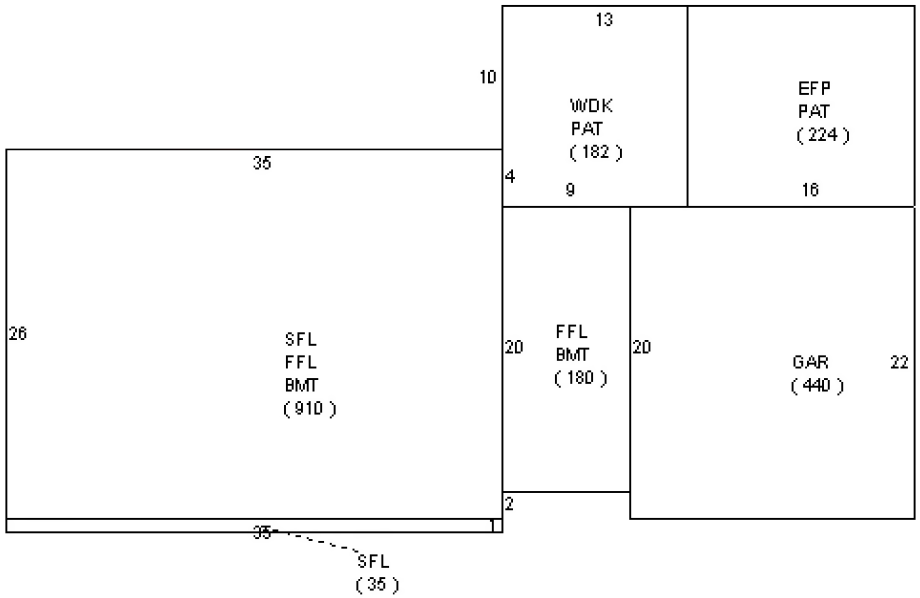
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.56
Special Features:	0	Val/Su Net:	112.13
Final Total:	490800	Val/Su SzAd	241.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	64.230	70,009
FFL	First Floor	1,090	150.510	164,051
SFL	Second Floor	945	150.510	142,228
GAR	Garage	440	19.780	8,701
PAT	Patio	406	3.030	1,232
EFP	Enclos Porch	224	37.650	8,434
WDK	Deck	182	10.990	2,000
	Net Sketched Area:	4,377	Total:	396,655
Size Ad	2035	Gross Are	4377	FinArea 2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

098.0-0005-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	M	Y	1	3	A	AV	1990	500.00	T	23.2	101			1,200			1,200
2	Frame Shed	D	Y	1	8X10	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200